

152.0

0006

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

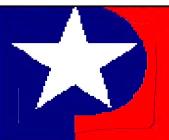
970,800 / 970,800

USE VALUE:

970,800 / 970,800

ASSESSED:

970,800 / 970,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City	
67		CEDAR AVE, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: BOURNE HEATHER	
Owner 2:	
Owner 3:	

Street 1: 67 CEDAR AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PILARCZYK IAN C -

Owner 2: BOURNE HEATHER -

Street 1: 67 CEDAR AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,880 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1934, having primarily Wood Shingle Exterior and 2027 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6880		Sq. Ft.	Site		0	80.	0.91	9									501,123						501,100	

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		6880.000	469,700		501,100	970,800				
Total Card		0.158	469,700		501,100	970,800	Entered Lot Size			
Total Parcel		0.158	469,700		501,100	970,800	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	478.93	/Parcel: 478.9	Land Unit Type:			

PREVIOUS ASSESSMENT		Parcel ID		152.0-0006-0004.0						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	469,700	0	6,880.	501,100	970,800	970,800	Year End Roll	12/18/2019
2019	101	FV	331,500	0	6,880.	469,800	801,300	801,300	Year End Roll	1/3/2019
2018	101	FV	307,100	0	6,880.	388,400	695,500	695,500	Year End Roll	12/20/2017
2017	101	FV	307,100	0	6,880.	357,000	664,100	664,100	Year End Roll	1/3/2017
2016	101	FV	307,100	0	6,880.	325,700	632,800	632,800	Year End	1/4/2016
2015	101	FV	295,400	0	6,880.	319,500	614,900	614,900	Year End Roll	12/11/2014
2014	101	FV	295,400	0	6,880.	296,900	592,300	592,300	Year End Roll	12/16/2013
2013	101	FV	295,400	0	6,880.	282,500	577,900	577,900		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
PILARCZYK IAN C	69112-460		4/7/2017	Convenience	1 No No
FRATIC JOSEPH P	55823-234		11/15/2010		569,000 No No
	13000-438		1/1/1901		45,000 No No N

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
3/21/2012	285	Manual	80,125					remodel attic & 2n	3/3/2018	Inspected	BS	Barbara S											
7/8/2011	674	Redo Kit	25,800 C						2/24/2018	Missed Appt.	BS	Barbara S											
									1/20/2018	MEAS INT REF	HS	Hanne S											
									6/5/2012	Info Fm Prmt	MM	Mary M											
									4/3/2012	Info Fm Prmt	BR	B Rossignol											
									1/9/2009	Meas/Inspect	372	PATRIOT											
									6/6/2000	Missed Appt.	264	PATRIOT											
									12/16/1999	Mailer Sent													
									11/19/1999	Measured	270	PATRIOT											

Sign: VERIFICATION OF VISIT NOT DATA / / /

